

Ref 70-0-12 ✓  
# 3268NO TRANSFER  
TAX PAID

WARRANTY DEED

002810

62-3

KNOW ALL MEN BY THESE PRESENTS,

That EVELYN F. ROSENTHAL, of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by ANDREW ROSENTHAL of Freeport, in the County of Cumberland and State of Maine, CAROLYN ROSENTHAL of Boston, in the County of Suffolk and Commonwealth of Massachusetts, LAUREN ROSENTHAL of Hanover, in the County of Grafton, State of New Hampshire, PAULA SACKS FINEGOLD of Portland, in the County of Cumberland and State of Maine, DIANE SACKS KONOWITZ of Boston, in the County of Suffolk and Commonwealth of Massachusetts, and MICHAEL SACKS of Auburn, in the County of Androscoggin and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said ANDREW ROSENTHAL, CAROLYN ROSENTHAL, LAUREN ROSENTHAL, PAULA SACKS FINEGOLD, DIANE SACKS KONOWITZ, and MICHAEL SACKS, their heirs and assigns forever,

A three-eighths (3/8) undivided interest in and to a certain lot or parcel of land situated in ~~Waterville~~, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Commencing at a point in the westerly right-of-way line of Main Street and in the southeasterly corner of premises occupied by the Howard Johnson Motor Lodge; thence in a general southerly direction along the westerly right-of-way line of Main Street, a distance of 134.4 feet to the northeasterly corner of premises of Waterville Shopping Trust; thence in a general westerly direction along the northerly line of Waterville Shopping Trust a distance of 117 feet to a point; thence at a slight angle to the north, a distance of 43.17 feet to an iron pin; thence in a general northerly direction, a distance of 120 feet, more or less, to the southerly boundary line of the premises occupied by the Howard Johnson Motor Lodge; thence in a general easterly direction along the southerly line of premises occupied by the Howard Johnson Motor Lodge, a distance of 166 feet to the point of beginning.

Meaning and intending hereby to convey a three-eighths (3/8) undivided interest to the within Grantees of the premises acquired by the within Grantor by deed of Richard L. Hawkes dated October 1, 1956, and recorded in the Kennebec County Registry of Deeds in Book 1062, Page 314, and the premises acquired by the within Grantor by deed of Lewis J. Rosenthal dated May 28, 1965, and recorded in the Kennebec County Registry of Deeds in Book 1378, Page 389.

It is the Grantor's intention to hereby convey a one-sixteenth (1/16) interest in the within described property to each of the

named Grantees in this Deed. The within Grantor conveyed a three-eighths (3/8) undivided interest in and to the within described property by deed dated March 8, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3430, Page 173.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **ANDREW ROSENTHAL, CAROLYN ROSENIHAL, LAUREN ROSENIHAL, PAULA SACKS FINEGOLD, DIANE SACKS, and MICHAEL SACKS**, to them and their use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that my heirs and I shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, **EVELYN F. ROSENIHAL**, widow, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 17th day of March, in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered  
in the presence of:

Martha E. Heins

Evelyn F. Rosenthal  
Evelyn F. Rosenthal

STATE OF MAINE  
KENNEBEC, ss.

Dated: January 17, 1989

Personally appeared the above named **EVELYN F. ROSENIHAL** and acknowledged the above instrument to be her free act and deed.

Before me,

Gladys McGraw  
Notary Public  
Print Name: Gladys McGraw  
My Commission Expires: May 1994

RECEIVED KENNEBEC SS.

- 2 -

1989 FEB -8 AM 9:00

ATTEST: Theresa Rose  
REGISTER OF DEEDS